

PLANNING COMMISSION AGENDA STATEMENT

Item: _____

Meeting Date: 11/14/07

ITEM TITLE: Public Hearing: PCM-07-05: Consideration of amendments to portions of the Otay Ranch Village Eleven Sectional Planning Area (SPA) Plan and Village Core Master Precise Plan to allow for the relocation and reconfiguration of the Town Square from the easterly terminus of Birch Road to the northeast corner of Discovery Falls Drive and Windingwalk Way;

PCS-07-02: Consideration of revisions to the Otay Ranch Village Eleven Tentative Subdivision Map: (1) relocating the Town Square from the easterly terminus of Birch Road to the northeast corner of Discovery Falls Drive and Windingwalk Way, and; (2) relocating the pedestrian easement to the village paseo from across the center of the CPF-1 site to the northern property line adjacent to the Private Recreational Facility (PRF) site.

Applicant: Brookfield, Shea Otay, LP.

Brookfield, Shea Otay, LP (Brookfield Homes and Shea Homes) has applied to amend the Village Eleven Sectional Planning Area (SPA) Plan, Village Core Master Precise Plan (MPP), and revise the Tentative Subdivision Map to accommodate a forthcoming proposal by a potential Community Purpose Facility (CPF) user of the CPF-1 site.

The Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project was covered in previously adopted Final Second Tier Environmental Impact Report (FEIR) 01-02 for the Otay Ranch Village Eleven Sectional Planning Area Plan Project. The Environmental Review Coordinator has determined that only minor technical changes or additions to this document are necessary and that none of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent document have occurred; therefore, the Environmental Review Coordinator has prepared an addendum to this document.

RECOMMENDATION: That the Planning Commission adopt the Planning Commission Resolution recommending that the City Council approve the draft Village Eleven Sectional Planning Area (SPA) Amendment Resolution and the Revised Tentative Map Resolutions as they apply to the (1) relocation of the Town Square from the easterly terminus of Birch Road to the northeast corner of Discovery Falls Drive and Windingwalk Way, and (2) relocation of the pedestrian easement to the Village Paseo from across the center of the CPF-1 site to the northern property line adjacent to the Private Recreational Facility (PRF) site.

BOARDS/COMMISSIONS RECOMMENDATION: Not Applicable

DISCUSSION:

Background

On October 2, 2006, Brookfield Shea Otay (BSO) submitted the SPA Amendment and Revised Tentative Map applications. However, consistent with the policy discussed and agreed to by BSO prior to receipt by the City of the applications, a Conditional Use Permit (CUP) application by the potential user of the CPF-1 site was still needed for submittal prior to further review for entitlements. On April 16, 2007, a potential user of the CPF-1 site made a CUP application.

After the first review of the CUP application, staff met with the project applicants to assess the needs of the CPF user and the ability to provide and maintain an appropriate combination of village green, paseo access and architectural backdrop, all as set forth in the SPA. Several site plan iterations were sketched and general agreement was reached on a possible reconfiguration of the two sites.

Subsequent to these discussions, a CUP assessment letter was sent on June 15, 2007 requesting certain mandatory CPF-1 site planning elements of the Village Core Master Precise Plan (MPP) and Village Eleven SPA Plan be retained. Specifically, (1) that a usable publicly accessible space be retained at the focal point location where the Town Square is shown on current plans, and (2) that the pedestrian connection to the village paseo located at the center of the CPF-1 site be retained on private property in order to justify the potential relocation of the pedestrian easement to the northern property line boundary of the CPF-1 site, adjacent to the Private Recreational Facility (PRF) site.

On July 27, 2007, the site plan for the CPF-1 Conditional Use Permit was resubmitted for review. The revised site plan incorporated modifications to address the mandatory publicly accessible space and pedestrian connection elements. The 70-ft wide plaza shown on the previous CUP application was increased to 120-ft. wide (90-ft. between arcades), to match the Birch Road right-of-way width and encourage a more open square look and feel. The pedestrian connection was revised to shown a horizontally clear and vertically unobstructed 20-ft. wide path, which would provide a visual connection for approaching pedestrians to access the village paseo through the center of the CPF-1 site.

On August 10, 2007, staff provided substantive comments that will be applied as conditions of approval for this SPA Amendment and Revised Tentative Map approval in order to preserve the mandatory publicly accessible space and pedestrian connection. Included in those conditions are certain refinements that will be required of the Conditional Use Permit for the CPF-1 site to be reviewed by the Planning Commission.

The public hearing for the Conditional Use Permit (CUP) site will be presented to the Planning Commission immediately following the public hearing for this SPA Amendment and Revised Tentative Map, and it relies upon the approval of this item.

Existing Site Characteristics

The Town Square (P-4) and the Community Purpose Facility (CPF-1) planning areas are sited at the center of the village in Village Eleven at the easterly terminus of Birch Road and Discovery Falls Drive, and are meant to be the focal point elements providing public amenities in their open spaces and building configurations. The two sites are relatively flat with a slight slope or grade that drops towards the south and east corner of both sites.

General Plan, Land Use and Zoning

The City of Chula Vista General Plan and the Otay Ranch General Development Plan (GDP) designate the land within the Otay Valley Parcel for urban villages that are transit-oriented and pedestrian friendly. Otay Ranch villages are intended to contain higher residential densities and a variety of mixed-uses in the “Village Cores,” surrounded by single-family homes in the secondary residential areas outside of the village cores. The Town Square (P-4) and the Community Purpose Facility (CPF-1) sites are the focal point public open spaces and community purpose facility elements at the center of the village core in Village Eleven.

The General Plan and Otay Ranch General Development Plan describe Village Eleven as a typical residential village including single-family, multi-family and mixed-uses. The Village Eleven village core provides multi-family and commercial mixed-uses across the street (Discovery Falls Drive) from the Town Square (P-4) and the Community Purpose Facility (CPF-1) sites. The subject properties are zoned Planned Community (PC) within the Village Eleven SPA Plan Planned Community (PC) District Regulations, and the PC District land use designations are P-4 for the Town Square and CPF-1 for the Community Purpose Facility.

Proposed Project

Brookfield, Shea Otay, LP proposes to amend the Village Eleven SPA Plan and Village Core Master Precise Plan (MPP) text and exhibits and revise the Tentative Subdivision Map in order to:

- (1) Relocate and reconfigure the Town Square from the easterly terminus of Birch Road to the northeast corner of Discovery Falls Drive and Windingwalk Way, and
- (2) Relocate the pedestrian easement to the village paseo from across the center of the CPF site to the northern property line adjacent to the Private Recreational Facility (PRF) site.

Analysis

In conformance with the policies of the Otay Ranch General Development Plan and Village Eleven SPA Plan, as well as the mandatory site plan elements of the Village Core Master Precise Plan for providing and maintaining a (1) focal point public access space and (2) pedestrian orientation within every village core, allowance for the proposed amendments and the revisions require that an additional public access space and pedestrian connection be provided on and through the CPF-1 site. Therefore, approval of the Otay Ranch Village Eleven SPA Plan and Village Core Master Precise Plan amendment and the revised Tentative Map will require a condition within the resolution of

approval that ensures that the development of the CPF-1 site will provide:

- (1) A plaza or public use square as a public access space on the site plan submitted for Conditional Use Permit approval for the CPF-1 site at the same focal point location that the Town Square was located.
- (2) A pedestrian connection across the CPF-1 site from Discovery Falls Drive to the Village Eleven Pedestrian Paseo at the approximate location of the currently existing easement.

The Conditional Use Permit for the CPF-1 site will include conditions for maintaining the public access space and pedestrian connection in conjunction with the Otay Ranch Village Eleven SPA Plan and Village Core Master Precise Plan amendment and Revised Tentative Map conditions.

CONCLUSION:

Staff has received three letters and two phone calls from the neighborhood community. The applicant has met with some of these residents privately. In the letters, a request was made that a community meeting take place to discuss this proposed relocation of the Town Square and the pedestrian easement (Attachment No. 8). However, the applicant has stated that the Planning Commission public hearing can and should be considered a forum to receive public comments regarding the proposal.

Staff believes that the proposed SPA Amendment, Master Precise Plan Amendments and Revised Tentative Map should only be approved in conjunction with the proposed Conditional Use Permit for the CPF site.

ATTACHMENTS:

1. Locator Map
2. Planning Commission Resolution
3. Draft City Council Resolution No. _____ for the Village Eleven SPA Plan Amendment
4. Draft City Council Resolution No. _____ for the Village Eleven Revised Tentative Map
5. Addendum to the Village Eleven Environmental Impact Report (EIR-01-02)
6. SPA Amendment and Revised Tentative Map Application
7. Letter from the Windingwalk Homeowners Association
8. Letters from Residents (3)

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